

APPENDIX F.

IMAGINING FUTURE OPPORTUNITY

Imagining Future Opportunity

The 2-acre AT&T facility occupies strategic frontage on Fairview Avenue and is directly adjacent to the BOA boundary. Future acquisition of this property could complement any development approach by expanding opportunities for additional open spaces, diverse housing options, or commercial uses that enhance overall community benefits. However, this facility is expected to remain active in this location for the foreseeable future.

AT&T Facility Concept Alternatives

Multiple conceptual designs were developed for the AT&T facility parcel, exploring redevelopment options and site layouts for potential future use. These alternatives range from commercial to residential land use, with density variations from semi-open space to low-density development. Removing the AT&T building would establish a visual connection between Fairview Avenue and the commercial plaza, clearly indicating to the public that this development is accessible to all, not just residents. Advisory committee members provided feedback on these concept alternatives.



^ Existing condition of the AT&T building at 66 Fairview Avenue

Existing Condition Aerial



^ Existing condition aerial of the AT&T facility

Alternative

1



Mixed-Use Building & Market Space

This alternative features a mixed-use building with street-level retail and upper-floor housing, complemented by a versatile open space for community gatherings and markets. A pedestrian pathway connects Fairview Avenue to the commercial plaza, while the northern entry preserves some existing parking and incorporates native trees and pollinator gardens to enhance biodiversity and create a welcoming transition zone.

Alternative

2



Mixed-Use Building & Plaza Space

This alternative features two mixed-use buildings along Fairview Avenue with ground-floor commercial spaces and residential units above, creating a visual corridor that draws visitors to the commercial plaza. A welcoming plaza between the buildings and street provides seating, shade, and space for outdoor dining, while preserving some existing parking and adding flexible open space for community activities.

Alternative

3



Infill Residential

This alternative replaces the AT&T building with for-rent townhouses that complement the master plan, creating a cohesive residential character along Fairview Avenue that aligns with neighborhoods across the street. The design maintains visibility to the commercial plaza while incorporating parking between housing and commercial areas, along with flexible open space that could serve as a community garden, event venue, or recreation area.

Alternative

4



Community Space

This alternative emphasizes community space with extensive flexible open areas that can adapt to community needs, featuring a large community garden near the northern entrance. A mixed-use building near the southern entrance provides housing and commercial space, while shade trees, native plantings, and green spaces create an environmentally rich atmosphere throughout the development, with a direct pedestrian path connecting Fairview Avenue to the commercial plaza.

Imagining Future Opportunity (cont.)

AT&T Site Redevelopment

Alternative 1: Mixed Use Building & Market Space

Project Description

This alternative features a mixed-use building along Fairview Avenue that combines commercial and residential uses. Street-level retail and service spaces activate Fairview Avenue, while upper floors provide varying housing options for the community. Adjacent to the building, a versatile open space offers flexibility for seasonal community markets, cultural events, and informal gatherings.

A pedestrian pathway creates a direct connection from Fairview Avenue to the commercial plaza, enhancing accessibility and encouraging foot traffic. The expanded plaza includes comfortable seating areas, shade trees, and space for shoppers to navigate between businesses.

At the northern entry, a portion of the existing AT&T parking area remains intact. Native trees and pollinator gardens transform the entrance into a welcoming, environmentally beneficial transition zone. These green elements not only enhance aesthetics but also support local biodiversity and create a sense of arrival.

Key: Proposed Redevelopment

- 1 Pollinator Garden
- 2 Open Space
- 3 Market Space
- 4 Plaza
- 5 Mixed-Use Building





^ Existing view from Fairview Avenue



^ Conceptual rendering of Alternative 1: Mixed-Use Buildings & Market Space

Imagining Future Opportunity (cont.)

AT&T Site Redevelopment

Alternative 2: Mixed Use Buildings & Plaza Space

Project Description

This alternative envisions two mixed-use buildings positioned along Fairview Avenue, combining commercial spaces on the ground floor with residential units above. Their perpendicular orientation to Fairview Avenue creates a visual corridor, drawing visitors directly to the commercial plaza beyond.

Between the buildings and Fairview Avenue is a welcoming plaza furnished with seating, tables, and shade elements. This space establishes a seamless transition from the street, inviting pedestrians to pause and engage. The plaza's versatile design accommodates outdoor dining for adjacent businesses while also providing general seating for visitors and shoppers.

Complementing the buildings, a flexible open space adds valuable programming opportunities

to enhance community connections and activity.

Similar to alternative 1, the design preserves a portion of the existing AT&T parking area at the northern entrance, maintaining necessary vehicular access while integrating the development with the surrounding context.

Key: Proposed Redevelopment

- 1 Pollinator Garden
- 2 Market Space
- 3 Plaza
- 4 Mixed-Use Building





Existing view from Fairview Avenue



Conceptual rendering of Alternative 2: Mixed-Use Buildings & Plaza Space

Imagining Future Opportunity (cont.)

AT&T Site Redevelopment

Alternative 3: Infill Residential

Project Description

This alternative envisions for-rent townhouses replacing the existing AT&T building. The housing infill will complement the townhouses in the master plan, creating a cohesive character along Fairview Avenue. This scenario aligns with the residential neighborhoods across Fairview Avenue.

A clear visual connection from Fairview Avenue to the commercial plaza draws attention to the space, welcoming people from the main thoroughfare. Angled parking between the housing and commercial plaza eliminates unsightly parking adjacent to Fairview Avenue while serving the residents. A raised crosswalk connecting the two parking areas reinforces pedestrian circulation.

The open space between the parking area and existing building offers flexible opportunities to incorporate various community amenities. This versatile area could accommodate a community garden, market or event space, or flexible recreation facilities.

Key: Proposed Redevelopment

- 1 Pollinator Garden
- 2 Open Space
- 3 Market Space
- 4 Plaza
- 5 Low-Density Housing





^ Existing view from Fairview Avenue



^ Conceptual rendering of Alternative 3: Infill Residential

Imagining Future Opportunity (cont.)

AT&T Site Redevelopment Alternative 4: Community Space

Project Description

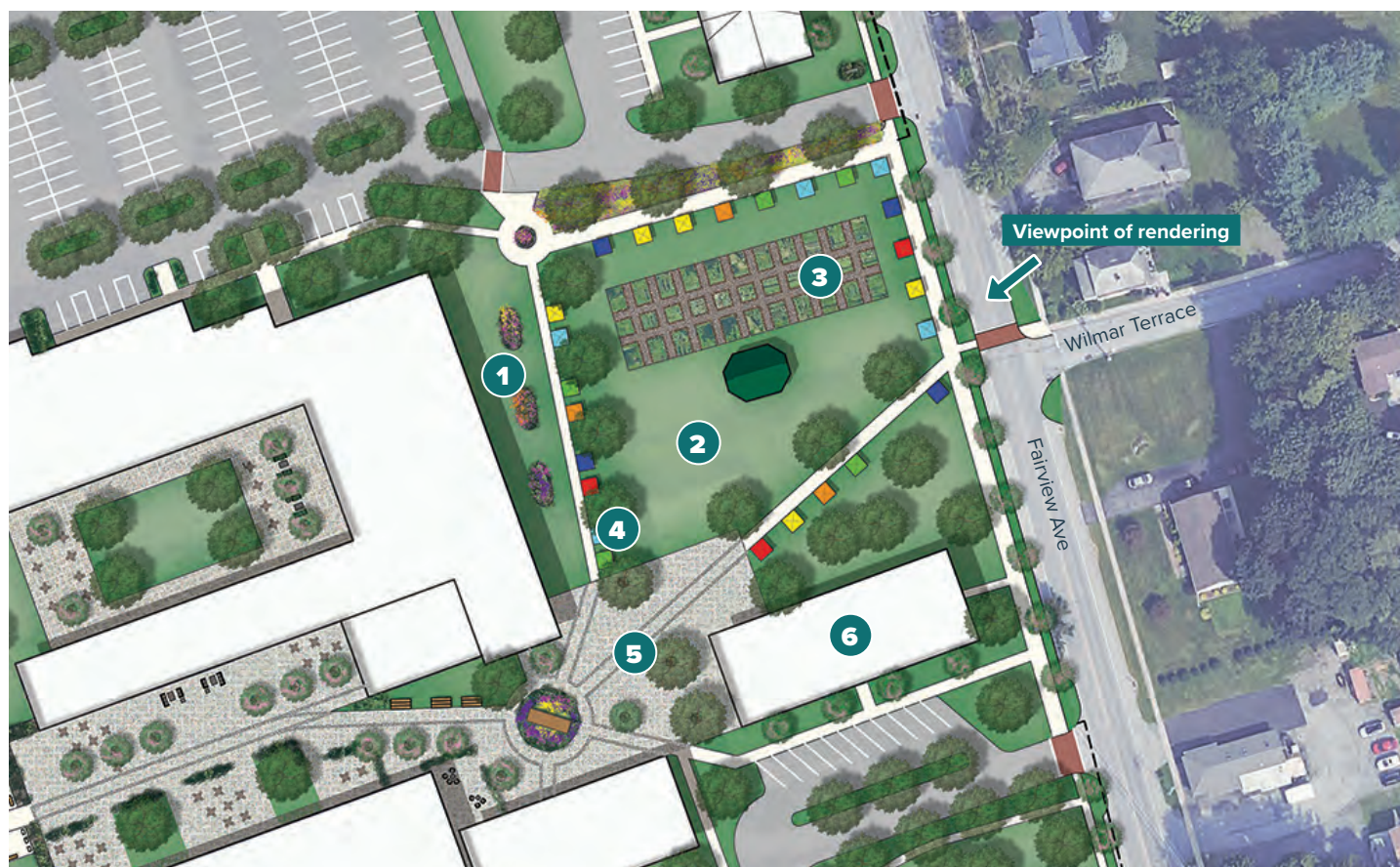
This alternative centers around community space, featuring extensive flexible open areas that can adapt to the vision and goals of the community. The design creates an opportunity to incorporate a large community garden near the northern entrance, providing open space for gathering, recreation, and sustainable food production. The market space can wrap around this central open space, gaining visibility from Fairview Avenue while creating a dynamic edge that invites interaction.

A direct pedestrian path from Fairview Avenue to the commercial plaza draws people into the space and activates the corridor with foot traffic. A mixed-use building positioned near the southern entrance of the site provides additional housing opportunities and commercial space that complements the rest of the commercial plaza.

Shade trees, native plantings, and green spaces serve as defining staples, creating an environmentally rich and welcoming atmosphere throughout the development. These natural elements not only enhance aesthetics but also provide ecological benefits and create comfortable outdoor environments for residents and visitors.

Key: Proposed Redevelopment

- 1 Pollinator Garden
- 2 Open Space
- 3 Community Garden
- 4 Market Space
- 5 Plaza
- 6 Mixed-Use Building





Existing view from Fairview Avenue



Conceptual rendering of Alternative 4: Community Space